



April 2, 2026

Honorable Chairman Jacob Bissaillon  
Senate Housing and Municipal Government Committee  
Rhode Island State House  
Providence, RI 02903

**RE: S-2265 An Act relating to Towns and Cities – Zoning Ordinances**

Dear Chairman Bissaillon and Committee Members:

Our organization, the RI Chapter of the American Planning Association, is opposed to this bill, which amends the standard provisions section of the Zoning Enabling Act to prohibit any municipality from having a zoning district with a minimum lot size requirement of more than:

1. 2,500 SF for lots that are served by public water and sewer and are within ¼ mile of a public service transit stop;
2. 5,000 SF for any other lot that is served by public water and sewer; and
3. One acre for every other lot in Rhode Island (accounting for well and on/site sewage capacity).

This monumental rezoning across the state must be enacted by July 31, 2027. It is a statewide mandate that directly conflicts with the initial language in the amended section 45-24-33(b)(3)(d): "Nothing in this section shall be construed to restrict a municipality's right, within state and local regulations, to establish its own minimum lot size per zoning district in its town or city". It is also at cross purposes with this purpose statement: "in order to conserve the state's farmlands and forests".

The overrule of local land use control and the logistical difficulties of enacting such an overhaul of zoning across the state would also have serious implications. Capping the minimum lot size in every community, regardless of location, to one acre, would have repercussions on our state's sustainability and natural environment, the ability of public infrastructure to support the required additional density, and on local character and quality of life. This would greatly impact both the already-built environment, and the state's farmlands and rural areas. Rhode Island is too special, unique and varied to succumb to this kind of monotonous land use control.

Sincerely,

Sean Henry and Gregory Guertin,  
Legislative Committee Co-Chairs

cc RI league of Cities and Towns